| 172.0 | 0006 | 0007.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 740,400 / 740,400 |
| | | | | | USE VALUE: | 740,400 / 740,400 |
| | | | | | ASSESSED: | 740,400 / 740,400 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 10 | | INVERNESS RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | TENNIS RICHARD/TRUSTEE |
| Owner 2: | TENVERNESS TRUST |
| Owner 3: | |
| Street 1: | 10 INVERNESS RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | HEALY JAMES M & MURIEL M - |
| Owner 2: | - |
| Street 1: | 10 INVERNESS RD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains .093 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Vinyl Exterior and 1489 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 4050.000 | 361,300 | | 379,100 | 740,400 |
| Total Card | 0.093 | 361,300 | | 379,100 | 740,400 |
| Total Parcel | 0.093 | 361,300 | | 379,100 | 740,400 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 497.25 | /Parcel: 497.25

**Legal Description**

**User Acct** 114209

**GIS Ref**

**GIS Ref**

**Insp Date** 09/15/18

Entered Lot Size

Total Land:

Land Unit Type:

## PREVIOUS ASSESSMENT

**Parcel ID** 172.0-0006-0007.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 361,300 | 0 | 4,050. | 379,100 | 740,400 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 350,600 | 0 | 4,050. | 379,100 | 729,700 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 350,600 | 0 | 4,050. | 379,100 | 729,700 | 729,700 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 271,200 | 0 | 4,050. | 373,600 | 644,800 | 644,800 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 271,200 | 0 | 4,050. | 287,000 | 558,200 | 558,200 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 271,200 | 0 | 4,050. | 270,800 | 542,000 | 542,000 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 271,200 | 0 | 4,050. | 249,100 | 520,300 | 520,300 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 256,400 | 0 | 4,050. | 232,800 | 489,200 | 489,200 | Year End Roll | 12/11/2014 |

## SALES INFORMATION

**TAX DISTRICT**

**PAT ACCT.** 13338

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| HEALY JAMES M & | 35623-496 | | 6/5/2002 | Family | 320,000 | No | No | | |
| | 7850-43 | | 1/1/1901 | | | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 9/23/2003 | 813 | Siding | 21,650 | | | | | vinyl siding |
| 6/4/2003 | 384 | Redo Kit | 5,000 | C | | G6 | GR FY06 | |
| 4/22/2003 | 285 | Rep.Chim | 2,300 | | | | | INSTALL CHIMNEY LI |
| 10/29/2002 | 924 | Redo Bat | 2,500 | C | | G6 | GR FY06 | ON 2ND FLR & ADD 1 |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 9/15/2018 | MEAS&NOTICE | HS | Hanne S |
| 11/10/2008 | Measured | 345 | PATRIOT |
| 7/12/2005 | Permit Visit | BR | B Rossignol |
| 3/11/2004 | External Ins | BR | B Rossignol |
| 4/24/2000 | Inspected | 270 | PATRIOT |
| 12/28/1999 | Mailer Sent | | |
| 12/9/1999 | Measured | 256 | PATRIOT |
| 1/1/1982 | | PS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## PRINT

| Date | Time |
|---|---|
| 12/30/21 | 16:47:42 |

## LAST REV

| Date | Time |
|---|---|
| 07/31/19 | 10:21:46 |

apro

!13338!

Patriot Properties Inc.

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 114209 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 4050 | | Sq. Ft. | Site | | 0 | 70. | 1.34 | 6 | | | | | | | | | 379,051 | | | | | | 379,100 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.09298 | Total SF/SM: | 4050 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 379,051 | Spl Credit | | Total: | 379,100 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GRAY | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1925 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G6 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Very Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GV - Good-VG | 10. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 10.8 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 175.482 |
| Other Features: | 89250 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 405041 |
| Depreciation: | 43744 |
| Depreciated Total: | 361296 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 8 | BRs: | 4 | Baths: | 1 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | 2003 |
| Baths: | 2002 |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

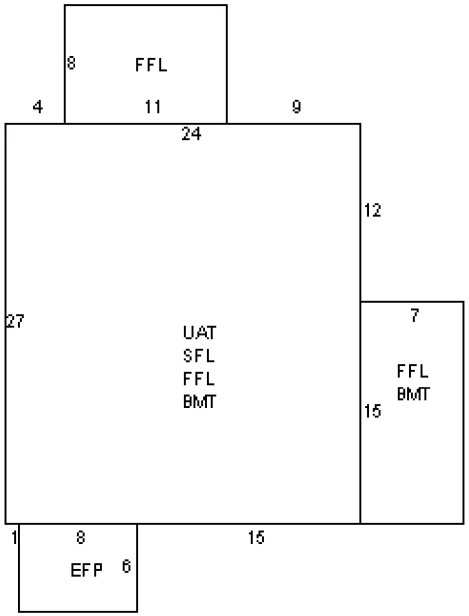
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 4 | |
| Totals | | | |
| 1 | 8 | 4 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 175.48 |
| Special Features: | 0 | Val/Su Net: | 147.35 |
| Final Total: | 361300 | Val/Su SzAd | 242.65 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 841 | 175.480 | 147,581 |
| BMT | Basement | 753 | 52.640 | 39,641 |
| SFL | Second Floor | 648 | 175.480 | 113,713 |
| UAT | Upper Attic | 162 | 70.190 | 11,371 |
| EFP | Enclos Porch | 48 | 72.590 | 3,484 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,452 | | | Total: | 315,790 |
| Size Ad | 1489 | Gross Area | 2938 | FinArea | 1489 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

172.0-0006-0007.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|